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MAJOR RETAIL DEVELOPMENT OPPORTUNITIES IN DOWNTOWN CALGARY

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THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

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MAJOR RETAIL DEVELOPMENT OPPORTUNITIES IN DOWNTOWN CALGARY

PURPOSE:

This report has been prepared in response to a request from His Worship, Mayor Klein, to identify and provide information on potential development sites for a major retail development in Downtown Calgary, aside from the site proposed by the Cadillac-Fairview Corporation involving the two blocks of land immediately west of City Hall.

INTRODUCTION:

This report identifies twelve sites which the Planning & Building Department believe are worthy of further study if there is a developer/ retailer interested in developing a major addition to Calgary's Downtown retail space. The report first sets out the assumptions adopted in preparing the report and then identifies some of the objectives the City could seek to achieve from such a development.

ASSUMPTIONS:

In preparing this report, the following assumptions have been made:

- In the next ten years, there will be sufficient demand to justify a third senior department store in Downtown Calgary plus additional Commercial Retail Units (CRUs). This assumption would need to be verified by detailed market studies, prior to additional planning work being undertaken.

- To undertake such a development, a developer would have to be able to assemble a site of sufficient size and configuration to accommodate at least one department store and some CRUs at a price that allows retail development, while acknowledging a long-term potential for office development on the same site.

CITY OBJECTIVES:

The City would wish to see a major Downtown retail expansion through a high quality development in order to achieve the following:

- Reinforce the Civic policy of having Downtown strong in retail, commercial and other activities, serving as the community's central focus.

- Enhance and revitalize the existing retail spine running between 4th Street West and 1st Street East, along 7th and 8th Avenues South.

- Enhance the range and number of entertainment and recreational activities in the Downtown for both residents and visitors.

- Be located so as to maximize the efficient utilization of the existing and proposed Downtown transportation network, including parking facilities.

- Facilitate the integration of the major public investments in the East End of Downtown with the major office/retail areas to the west of Centre Street (it is recognized that only a certain number of the potential sites could meet this objective).

METHOD:

Based on these assumptions and objectives, the Department utilized three specific criteria to establish potential sites:

1. Location relative to the established retail core. Sites were identified that were reasonably close to the existing retail core that runs between the Eaton's and the Bay Department Stores along Stephen (8th) Avenue S.W.

2. Site size and configuration. At a minimum, a site should be capable of accommodating the required floor-plate for one department store and CRUs equal to at least half the area of the department store (75,000 sq. ft. on 4 levels or 100,000 sq. ft. on 3 levels). It should be noted that one developer has predicated a proposal on a complex incorporating two department stores so sites of a size to allow this have been noted.

3. Existing development. Only sites which are undeveloped or substantially underdeveloped, relative to their potential, have been considered.

Using these criteria, the Department has prepared information sheets on each potential site. These sheets provide a map showing the site, and the following information:

- o ownership pattern;
- o land use designation and related guidelines which would influence built form on the site:
- o heritage considerations;
- o access and parking,*
- o overview of the site's advantages and disadvantages.

* This section deals with access for private vehicles, not public transit which is very accessible from the 7th Avenue transit corridor for all alternatives. The parking availability focuses on the major Calgary Parking Authority garages which this public agency can manage to facilitate retail-oriented parking. However it is recognized that there are smaller C.P.A. facilities available (9th Avenue/Centre Street and surface lots) and the private facilities (Palliser, Bay, Eaton's, Princeton).

NOTE: Some blocks are included in more than one site, and in this instance, the relevant information has been repeated in each set of sheets. All this information and the overview is based on a review of public information regarding the lands. The Department has not discussed any of the ideas with landowners or other interested parties and it is recognized that owners may not be interested in developing them for this purpose at this time. In addition the Civic Administration has not undertaken a detailed technical evaluation of the sites to determine whether or not there are local circumstances, e.g. access or utility constraints, that affect any of these sites. The Department did not exclude any potential site just because that site already has some form of new development approved or proposed.

SUMMARY:

All together, twelve potential development sites have been identified, of which seven could accommodate a two department store complex. Further options could be generated by different combinations of the areas but the ones identified are seen as the most likely. The dozen options presented do not include potential sites which do not abut 8th Avenue S. such as the Bay/Hanover complex north of 7th Avenue between 1st and 2nd Streets W. Nor do any of the proposals include any sites of less than a half block in size. There are a number of partial blocks which could be combined with the options identified or existing components of the retail spine to provide even more possibilities, e.g. Cascade/IBM site, Calgary Centre Properties/Century Plaza site, could be developed in conjunction with the existing Eaton's/Toronto Dominion complex.

It is acknowledged that many of these options may not be viable, given the objectives individual landowners have. This is particularly so where the sites are subject to approved Development Permits for non-retail projects. However, it is felt important to identify them because, as has been shown in the recent past, circumstances can and do change over time such that owners/developers may wish to consider other options for development of their land.

It is acknowledged that one of the major stumbling-blocks to a retail development in Calgary could be the price of land, particularly in Calgary's Downtown, where the price reflects the land's potential for high density office development. However, the two uses are not incompatible and, through creative financing, arrangements could be achieved. For instance, it may be possible for a retail developer to acquire the development rights for the lower three or four floors of a block, allowing construction of retail uses there with other owners retaining the development rights of office development above that space. It is recognized that such an arrangement would present design and construction difficulties as well as financing implications, but given that any major development is staged anyway, these should not prove insurmountable as evidenced by similar projects here and elsewhere (e.g. Toronto's Eaton's Centre).

The City has a number of potential roles it could play in any such development. The most obvious one is that it is a significant owner in nine of these sites and thus, could offer its land for consolidation, partnership, etc., in any form of development proposed. The City also has power under various pieces of Provincial Legislation which could be utilized to assist in the assembling of land or in the development of a scheme thereon, should the City wish to do so.

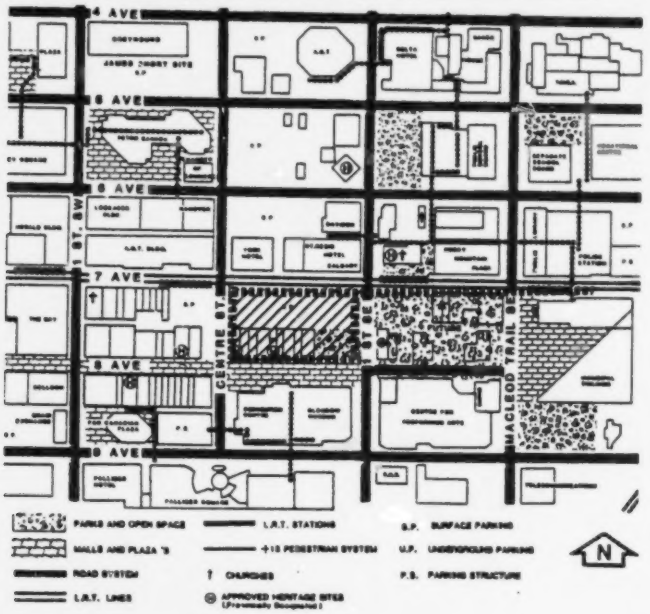
Alternatively, the City could play a non-direct role, for instance, by bringing the parties together to discuss ideas, providing a forum for all interested parties to explore alternatives or by establishing a group to go out and actively solicit support from the necessary players to get a scheme going.

This paper has put forth some ideas, what is needed is a determination that there is a market demand for and a definite interest in doing a major expansion of retailing space in Downtown Calgary. Once that has been established, the ideas put forward in this paper could then be explored further.

OPTION 1

DOWNTOWN CALGARY
ALTERNATIVE LOCATIONS FOR MAJOR RETAIL EXPANSION
INFORMATION SHEET

Block between 7th & 8th Avenues S. between 1st St. E. & Centre St.



CRITERIA

LOCATION RELATIVE TO ESTABLISHED RETAIL CORE:

- Eastward, separated from the Bay Department Store by one block (500 feet ±).

SITE SIZE AND CONFIGURATION:

- Full block = 140,000 sq. ft. including lane.

EXISTING DEVELOPMENT:

- No major development - See Heritage Considerations below.
- Site includes existing Speaker's Corner on Stephen Avenue Mall.

SITE INFORMATION

OWNERSHIP PATTERN:

- City owns 25% of block.
- Cadillac-Fairview owns approximately 35% of block and has optioned the rest except for the Provincial Alberta Heritage Resources Foundation Building.

LAND USE DESIGNATION/RELEVANT BUILT-FORM GUIDELINES:

- CM-2; Special Heritage Area Guidelines apply on Stephen Avenue between 1st Street E. and Centre Street.

HERITAGE CONSIDERATIONS:

The site contains many Heritage Buildings viz:

Building Name	Address	Year	City of Calgary Heritage Evaluation Categorization
Imperial Bank Building	102 - 8 Ave. SE	1892	A (PROVINCIALLY DESIGNATED)
Lineham Block	104 - 8 Ave. SE	1886	B
Sykes Imperial	108 - 8 Ave. SE	1905	NOT EVALUATED
Thomson Block	112 - 8 Ave. SE	1893	A (PROVINCIALLY DESIGNATED)
Doll Block	116 - 8 Ave. SE	1907	A
Neilson Block	118 - 8 Ave. SE	1903	A
Linton	122 - 8 Ave. SE	1887	A
Adelaide	124 - 8 Ave. SE	1894	NOT EVALUATED
Western Outfitters	128 - 8 Ave. SE	1904	NOT EVALUATED

ACCESS AND PARKING FACILITIES:

- Access is available from: 1st Street E. - primary road access and Centre Street - local road only.
- Off-site public parking is available on: Imperial Hotel Site - One block east/500 feet ± (500 stalls currently under construction); James Short Site - Two blocks north/800 feet ± (potential underground parking for 900 cars).

OVERVIEW

Option 1, which could accommodate a complex based on one department store, has the advantage that it is located east of Centre Street thereby drawing investment eastward and is largely owned and/or optioned by two land owners, Cadillac-Fairview and the City. It has good accessibility to the L.R.T. Corridor on 7th Avenue. It would improve and enliven this one block of the Mall.

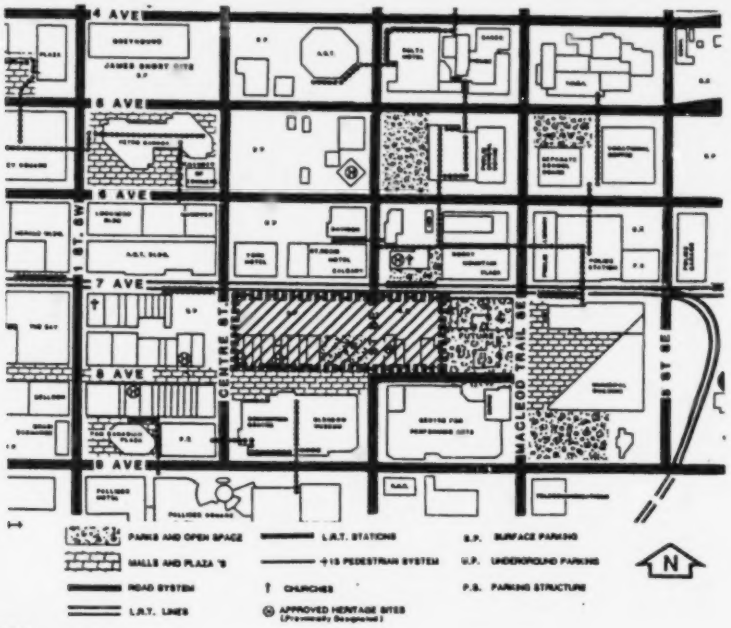
The numerous heritage buildings would offer opportunities for interesting integration and distinctive theme but also would require a high degree of imagination to accept possible floor-plate constraints.

The site's disadvantages are that it is separated from the retail core by one whole city block. The Four Seasons and Glenbow Complex, as presently designed and used, offers little advantage to a proposed redevelopment nor is it likely to respond dramatically to potential spin-off benefits.

OPTION 2

DOWNTOWN CALGARY
ALTERNATIVE LOCATIONS FOR MAJOR RETAIL EXPANSION
INFORMATION SHEET

One and one half blocks between 7th & 8th Avenues S. between Centre St. & half block east of Centre St.



CRITERIA

LOCATION RELATIVE TO ESTABLISHED RETAIL CORE:

- Eastward, separated from the Bay Department Store by one block (500 feet +).

SITE SIZE AND CONFIGURATION:

- Full block plus portion of Olympic Plaza block (if 50%) = 210,000 sq. ft. total.

EXISTING DEVELOPMENT:

- No major development - See Heritage Considerations below.

SITE INFORMATION

OWNERSHIP PATTERN:

- Western Block - City owns 25%; Cadillac-Fairview owns or options rest except for 5% including Alberta Heritage Resource Foundation Building.
- Eastern Block - City owns all of western portion of block except privately held Dominion Bank Building.

LAND USE DESIGNATION/RELEVANT BUILT-FORM GUIDELINES:

- CM-2: Special Heritage Area Guidelines apply on Stephen Avenue Mall between 1st Street E. and Centre Street.

HERITAGE CONSIDERATIONS:

The site contains many Heritage Buildings viz:

Building Name	Address	Year	City of Calgary Heritage Evaluation Categorization
Western Block			
Imperial Bank Building	102 - 8 Ave. SE	1892	A (PROVINCIALLY DESIGNATED)
Sykes Imperial	108 - 8 Ave. SE	1905	NOT EVALUATED
Thomson Block	112 - 8 Ave. SE	1893	A (PROVINCIALLY DESIGNATED)
Doll Block	116 - 8 Ave. SE	1907	A
Neilson Block	118 - 8 Ave. SE	1903	A
Linton	122 - 8 Ave. SE	1887	A
Adelaide	124 - 8 Ave. SE	1894	NOT EVALUATED
Western Outfitters	128 - 8 Ave. SE	1904	NOT EVALUATED
Eastern Block			
Toronto Dominion Bank	200 - 8 Ave. SE	1911	A (PROVINCIALLY DESIGNATED)
McNeil Block	232 - 8 Ave. SE	1912	NOT EVALUATED

ACCESS AND PARKING FACILITIES:

- Access is available from: 1st Street E. - primary road access and Centre Street - local road only.
- Off-site public parking is available on Imperial Hotel Site - half block to east/250 feet ± (500 stalls currently under construction): James Short Site - Two blocks to northwest/800 ft. ± (potential underground parking for 900 cars).

OVERVIEW

Option 2, which could accommodate a one or two department store complex, would draw private investment east of Centre Street as in Option 1, potentially enlivening one and a half blocks of the Mall. There is good accessibility to the L.R.T. Corridor on 7th Avenue. This site offers an advantage to the Olympic Plaza design to the extent that it could define a "wall" which could improve the functioning of the public space. However, this would require extremely sensitive design and would preclude a very substantial building on the site east of 1st Street East. Like Option 1, the site has already largely been consolidated by Cadillac-Fairview and the City.

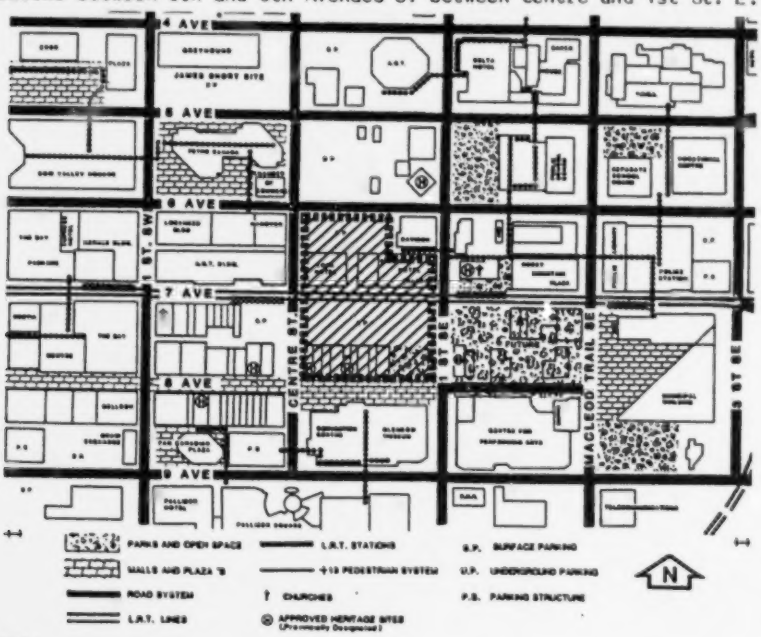
There are the opportunities for exciting integration and theme presented by the heritage buildings found on the Stephen Avenue side. These would require a high degree of imagination and could affect the efficiency of the floor-plate.

The site's disadvantages are that it is separated from the existing retail core by one entire city block and extends it a further one and one-half blocks eastward. On the eastern block, there would be the costly obligation to "pre-build" portions of the 7th and 8th Avenue underground L.R.T. station platforms and tunnels. The portion of the site developed east of 1st Street East would compromise the total amount of space that could be used for public open space. The restrictions on building mass, size and design on the portion of the site east of 1st Street East could be viewed as a disadvantage to development of a comprehensive office/retail complex with a large floor-plate accommodating two department stores. Again, the C.C.P.A. and Glenbow/Four Seasons complex are already fixed in their design and are unlikely to respond dramatically to the spin-off potential of an adjacent retail complex.

OPTION 3

DOWNTOWN CALGARY
ALTERNATIVE LOCATIONS FOR MAJOR RETAIL EXPANSION
INFORMATION SHEET

Two blocks between 6th and 8th Avenues S. between Centre and 1st St. E.



CRITERIA

LOCATION RELATIVE TO ESTABLISHED RETAIL CORE:

- Eastward and Northward by one block length and separated from the Bay Department Store by One block (500 ft. +).

SITE SIZE AND CONFIGURATION:

- One full block plus 117,500 sq. ft. of second block including lane = 257,500 sq. ft.

EXISTING DEVELOPMENT:

- No major development except Andrew Davison Building which is excluded from the site - See Heritage Considerations below.

SITE INFORMATION

OWNERSHIP PATTERN:

- Southern block - consolidated through ownership or options by Cadillac-Fairview (70%) and City (25%) except Alberta Heritage Resources Foundation Building.
- Northern block - York Hotel owns 53%; City owns 9%; 5 Others own 38%.

LAND USE DESIGNATION/RELEVANT BUILT-FORM GUIDELINES:

- CM-2: Special Heritage Area Guidelines apply along Stephen Avenue between 1st Street E. and Centre Street.

HERITAGE CONSIDERATIONS:

The site contains many Heritage Buildings viz:

Building	Address	Year	City of Calgary Heritage Evaluation Categorization
Southern Block			
Imperial Bank Building	102 - 8 Ave. SE	1892	A (PROVINCIALLY DESIGNATED)
Lineham Block	104 - 8 Ave. SE	1886	B
Sykes Imperial	108 - 8 Ave. SE	1905	NOT EVALUATED
Thomson Block	112 - 8 Ave. SE	1893	A (PROVINCIALLY DESIGNATED)
Doll Block	116 - 8 Ave. SE	1907	A
Neilson Block	118 - 8 Ave. SE	1903	A
Linton	122 - 8 Ave. SE	1887	A
Adelaide	124 - 8 Ave. SE	1894	NOT EVALUATED
Western Outfitters	128 - 8 Ave. SE	1904	NOT EVALUATED
Northern Block			
Royal Canadian Legion	114 - 7 Ave. SE	1920	C (PROVINCIALLY DESIGNATED)
St. Regis Hotel	124 - 7 Ave. SE	1914	C
Hotel Calgarian	128 - 7 Ave. SE	1911	NOT EVALUATED
Beveridge Building	138 - 7 Ave. SE	1912	C
York Hotel	636 Centre St.	1929	C

ACCESS AND PARKING FACILITIES:

- Access is available from: 1st Street E. - primary road access, Centre Street - local road only, 6th Avenue S. - future traffic and transit corridor.
- Off-site public parking is available on: James Short Site - One block to north/420 feet ± (potential underground parking for 900 cars); Imperial Hotel Site - one block to east/500 feet± (500 stalls currently under construction).

OVERVIEW

Option 3, which could accommodate a two-department store complex, has the locational advantage, in that it is east of Centre Street, thereby pulling investment eastward. It is owned or optioned by a relatively small number of owners including the City. There is good accessibility to the L.R.T. Corridor on 7th Avenue; in fact this could provide a very exciting public transit connection. It would involve redevelopment of one block of the Stephen Avenue Mall. There is a good opportunity with this site to tie into a major portion of the +15 system, including the Hanover Development, the Petro-Canada complex, Bow Valley Square and so on.

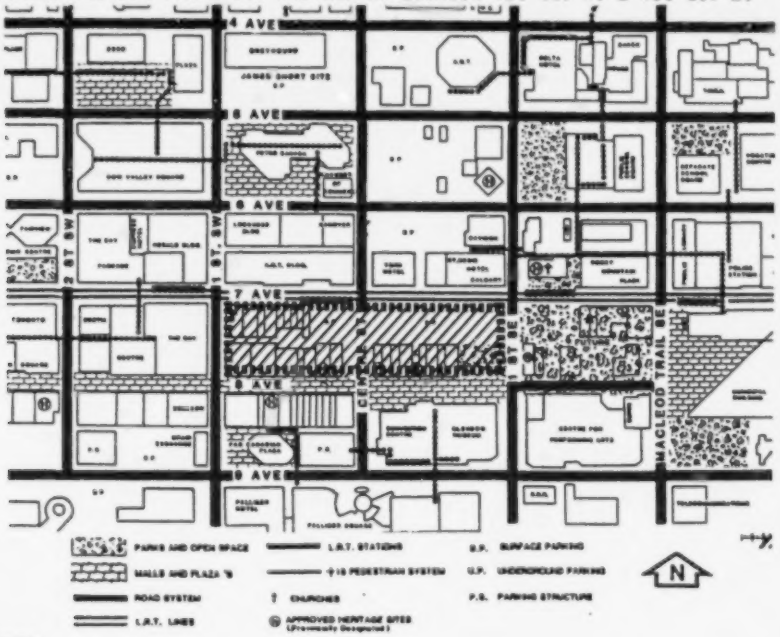
The heritage buildings on Stephen Avenue present an interesting design opportunity and distinctive theme. The numerous heritage buildings could require a high degree of imagination to integrate and could affect floor-plate efficiency.

The site's disadvantages are that it is separated from the retail core by an entire city block and extends that core northward away from the Stephen Avenue Mall retail axis. The Glenbow and Four Seasons complex to the south, as presently designed and used, does not offer much opportunity for dramatic retail redevelopment spin-offs.

OPTION 4

DOWNTOWN CALGARY
ALTERNATIVE LOCATIONS FOR MAJOR RETAIL EXPANSION
INFORMATION SHEET

Two blocks between 7th & 8th Avenues S. between 1st St. W. & 1st St. E.



CRITERIA

LOCATION RELATIVE TO ESTABLISHED RETAIL CORE:

- Immediately east of the Bay Department Store.

SITE SIZE AND CONFIGURATION:

- 280,000 sq. ft.

EXISTING DEVELOPMENT:

- No major development - See Heritage Considerations below.

SITE INFORMATION

OWNERSHIP PATTERN:

- Eastern block - City owns 25% and Cadillac-Fairview owns or has optioned the rest except the Alberta Heritage Resources Foundation Building.
- Western block - 14 individual ownerships.

LAND USE DESIGNATION/RELEVANT BUILT-FORM GUIDELINES:

- CM-2: Special Heritage Area Guidelines apply from 1st Street W. to 1st Street E. on Stephen Avenue: Stephen Square D.C. District.

HERITAGE CONSIDERATIONS:

The site contains many Heritage Buildings viz:

Building Name	Address	Year	City of Calgary Heritage Evaluation Categorization
Eastern Block			
Imperial Bank Building	102 - 8 Ave. SE	1892	A (PROVINCIALLY DESIGNATED)
Lineham Block	104 - 8 Ave. SE	1886	B
Sykes Imperial	108 - 8 Ave. SE	1905	NOT EVALUATED
Thomson Block	112 - 8 Ave. SE	1893	A (PROVINCIALLY DESIGNATED)
Doll Block	116 - 8 Ave. SE	1907	A
Neilson Block	118 - 8 Ave. SE	1903	A
Linton	122 - 8 Ave. SE	1887	A
Adelaide	124 - 8 Ave. SE	1894	NOT EVALUATED
Western Outfitters	128 - 8 Ave. SE	1904	NOT EVALUATED
Western Block			
Royal Bank	102 - 8 Ave. SW	1890	A (PROVINCIALLY DESIGNATED)
Calgary Hardware	110 - 8 Ave. SW	1891	A
Toronto Dominion Bank	114 - 8 Ave. SW	1911	A (PROVINCIALLY DESIGNATED)
Tribune Block	118 - 8 Ave. SW	1892	A
Clarence Block	120 - 8 Ave. SW	1900	A
Norman Block	126A - 8 Ave. SW	1890	C
Bank of Montreal	136 - 8 Ave. SW	1932	A
Canadian Bible Society	117 - 7 Ave. SW	1909	C
Central United Church	131 - 7 Ave. SW	1904	C

ACCESS AND PARKING FACILITIES:

- Access is available from: 1st Street E. - primary road access, 1st Street W - secondary road access, and Centre Street - local road only.
- Off-site public parking is available on: James Short Site - Two blocks to north/800 ft. ± (potential underground parking for 900 cars): Imperial Hotel Site - one block to east/500 feet± (500 stalls currently under construction).

OVERVIEW

The main advantage of Option 4, which could accommodate a complex based on two department stores, is that it is directly connected to the retail core of the Bay/Eaton's Downtown Connection, keeping the retail access along the Stephen Avenue spine. It could significantly improve two blocks of the Stephen Avenue Mall in the critical Special Heritage Area. There is also the possibility of spin-off benefits to the one adjacent southern block face of the Special Heritage Area, as well as generally pulling investment eastward. There is good transit access along the 7th Avenue L.R.T. Corridor.

The heritage buildings present an interesting opportunity for integration into a comprehensive project with a distinctive theme. They could affect the efficiency of the floor-plate and require considerable imagination and commitment, especially due to the relatively significant buildings involved, possibly including the Central United Church.

Although the eastern block has largely been consolidated by Cadillac-Fairview and the City, there are a total of 14 different landowners in the western block which could make consolidation very difficult.

OPTION 5

DOWNTOWN CALGARY
ALTERNATIVE LOCATIONS FOR MAJOR RETAIL EXPANSION
INFORMATION SHEET

Block between 7th & 8th Avenues S. between 1st St. W. & Centre St.

CRITERIA

LOCATION RELATIVE TO ESTABLISHED RETAIL CORE:

- Immediately east of the Bay Department Store.

SITE SIZE AND CONFIGURATION:

- 140,000 sq. ft.

EXISTING DEVELOPMENT:

- No major development - See Heritage Considerations below.

SITE INFORMATION

OWNERSHIP PATTERN:

- 14 individual ownerships.

LAND USE DESIGNATION/RELEVANT BUILT-FORM GUIDELINES:

- CM-2; Special Heritage Area Guidelines apply on Stephen Avenue between 1st Street W. and Centre Street; Stephen Square D.C. District.

HERITAGE CONSIDERATIONS:

The site contains many Heritage Buildings viz:

Building Name	Address	Year	City of Calgary Heritage Evaluation Categorization
Royal Bank	102 - 8 Ave. SW	1890	A (PROVINCIALLY DESIGNATED)
Calgary Hardware	110 - 8 Ave. SW	1891	A
Toronto Dominion Bank	114 - 8 Ave. SW	1911	A (PROVINCIALLY DESIGNATED)
Tribune Block	118 - 8 Ave. SW	1892	A
Clarence Block	120 - 8 Ave. SW	1900	A
Norman Block	126A - 8 Ave. SW	1890	C
Bank of Montreal	136 - 8 Ave. SW	1932	A
Canadian Bible Society	117 - 7 Ave. SW	1909	C
Central United Church	131 - 7 Ave. SW	1904	C

ACCESS AND PARKING FACILITIES:

- Access is available from: 1st Street W. - secondary road access and Centre Street - local road access only.
- Off-site public parking is available on: James Short Site - Two blocks to north/800 feet ± (potential underground parking for 900 cars).

OVERVIEW

Option 5, which could accommodate a complex based on one department store, has the advantage of a direct connection to the retail core in the Bay/Eaton's Downtown Connection, keeping the retail orientation along the Stephen Avenue Mall spine. It could spark improvements in part of the Special Heritage Area of the Mall in both the northern and southern blocks. There is good transit access to the 7th Avenue L.R.T. Corridor.

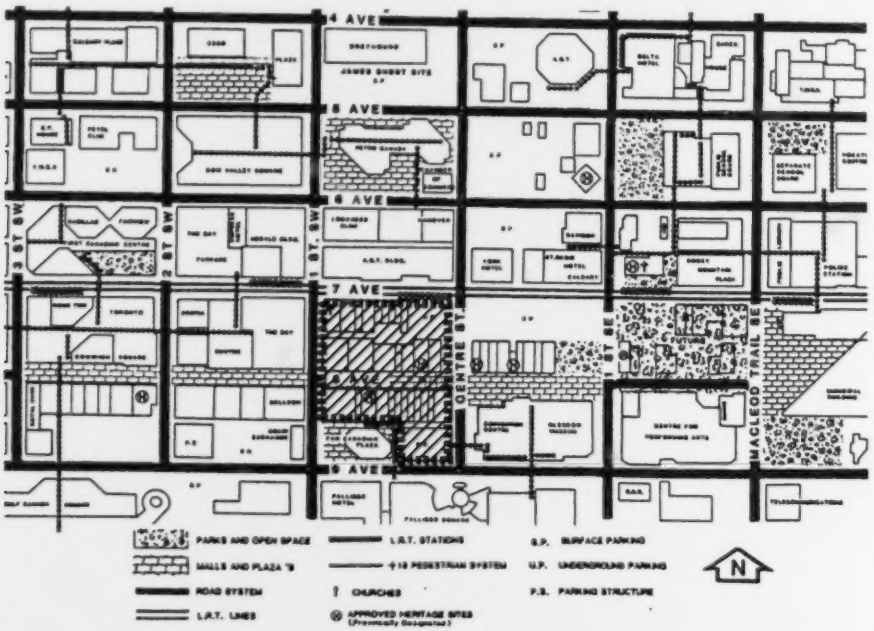
The numerous heritage buildings, including a high concentration of those of relatively high significance, including Central United Church, would require a very high degree of imagination to integrate and likely affect the efficiency of the floor-plate. However, this challenge could result in an interesting and exciting project re-using heritage buildings with a "ready-made" theme.

The site's major disadvantage lies in its 14 different land owners.

OPTION 6

DOWNTOWN CALGARY
ALTERNATIVE LOCATIONS FOR MAJOR RETAIL EXPANSION
INFORMATION SHEET

One and three-quarters blocks between 7th & 9th Avenues S. between 1st St. W. and Centre St.



CRITERIA

LOCATION RELATIVE TO ESTABLISHED RETAIL CORE:

- Immediately east and south of the Bay Department Store.

SITE SIZE AND CONFIGURATION:

- 140,000 sq. ft. plus 104,250 sq. ft. = 244,250 sq. ft.

EXISTING DEVELOPMENT:

- No major development except the Pan-Canadian Office Complex which is excluded from the site - See Heritage Considerations below.

SITE INFORMATION

OWNERSHIP PATTERN:

- Northern block - 14 owners.
- Southern block - City owning 25% of available block and 5 owners owning remainder available.

LAND USE DESIGNATION/RELEVANT BUILT-FORM GUIDELINES:

- CM-2: Special Heritage Area Guidelines on Stephen Avenue between 1st Street W. and Centre Street, Sunlight Protection guidelines related to Stephen Avenue Mall affect southern block; Stephen Square D.C. District.

HERITAGE CONSIDERATIONS:

The site contains many Heritage Buildings viz:

Building Name	Address	Year	City of Calgary Heritage Evaluation Categorization
Northern Block			
Royal Bank	102 - 8 Ave. SW	1890	A (PROVINCIALLY DESIGNATED)
Calgary Hardware	110 - 8 Ave. SW	1891	A
Toronto Dominion Bank	114 - 8 Ave. SW	1911	A (PROVINCIALLY DESIGNATED)
Tribune Block	118 - 8 Ave. SW	1892	A
Clarence Block	120 - 8 Ave. SW	1900	A
Norman Block	126A - 8 Ave. SW	1890	C
Bank of Montreal	136 - 8 Ave. SW	1932	A
Canadian Bible Society	117 - 7 Ave. SW	1909	C
Central United Church	131 - 7 Ave. SW	1904	C
Southern Block			
Ward Block	105 - 8 Ave. SW	1898	A
Calgary Wine & Spirit	113 - 8 Ave. SW	1900	C
Singers	115 - 8 Ave. SW	1904	C
Pioneer Market	117 - 8 Ave. SW	1902	C
Calgary Milling	119 - 8 Ave. SW	1902	C
Merchants Bank	121 - 8 Ave. SW	1905	A
Bank of Nova Scotia	125 - 8 Ave. SW	1930	A (PROVINCIALLY DESIGNATED)
Pain Furriers	131 - 8 Ave. SW	1886	B
Alberta Hotel	804 - 1 St. SW	1888	A

ACCESS AND PARKING FACILITIES:

- Access is available from: 9th Avenue S. - primary road access: 1st Street W. - secondary road access, and Centre Street - local road only.
- Off-site public parking is available at: Gulf Canada Square Garage - One block to west and south/500 ft. ± (1400 stalls); James Short Site - Two blocks to north/800 ft. ± (potential underground parking for 900 cars).

OVERVIEW

Option 6, which could accommodate two department stores, has a direct connection to the retail core in the Bay/Eaton's Downtown Connection. It would also provide a strong north/south +15 connection from 9th Avenue to 6th Avenue. It has good transit access to the 7th Avenue L.R.T. Corridor. It could involve and improve two block faces of the Stephen Avenue Mall in the Special Heritage Area.

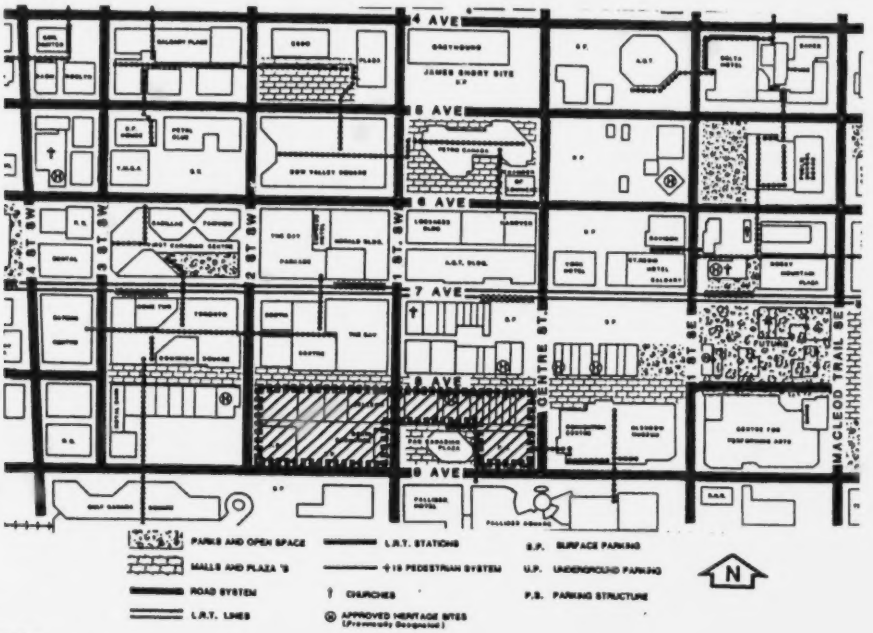
The numerous heritage buildings on the site will require a high degree of sensitivity and imagination to deal with the opportunities posed by the highest concentration of heritage buildings in the Downtown, where there is the chance to define a heritage area with a distinctive ambience. The retention of heritage buildings would make an efficient floor-plate more difficult.

The difficulty of consolidation in the face of multiple property owners should not be underestimated, although the City does have a land position. Development south of the Mall should respect the guidelines to protect sunlight on the Mall which would affect building design by keeping it lower in scale and tending to push any office development component north of 8th Avenue.

OPTION 7

DOWNTOWN CALGARY
ALTERNATIVE LOCATIONS FOR MAJOR RETAIL EXPANSION
INFORMATION SHEET

One and three-quarters blocks between 8th & 9th Avenues S. between 2nd St. W. and Centre St.



CRITERIA

LOCATION RELATIVE TO ESTABLISHED RETAIL CORE:

- Immediately south and southeast of the Bay Department Store.

SITE SIZE AND CONFIGURATION:

- 142,700 sq. ft. plus 104,250 sq. ft. = 246,950 sq. ft.

EXISTING DEVELOPMENT:

- No major development except the Pan-Canadian Plaza major office complex which is excluded from the site - See Heritage Considerations below.

SITE INFORMATION

OWNERSHIP PATTERN:

- Western block - Morgard owns 33%; City 23%; Multiple 44%.
- Eastern - City owns 25% of block plus 5 owners owning remainder available.

LAND USE DESIGNATION/RELEVANT BUILT-FORM GUIDELINES:

- CM-2; Special Heritage Area Guidelines on Stephen Avenue between 1 Street W. and Centre Street; Sunlight Guidelines related to Stephen Avenue Mall.

HERITAGE CONSIDERATIONS:

The site contains many Heritage Buildings viz:

Building Name	Address	Year	City of Calgary Heritage Evaluation Categorization
Eastern Block			
Ward Block	105 - 8 Ave. SW	1898	A
Calgary Wine & Spirit	113 - 8 Ave. SW	1900	C
Singers	115 - 8 Ave. SW	1904	C
Pioneer Market	117 - 8 Ave. SW	1902	C
Calgary Milling	119 - 8 Ave. SW	1902	C
Merchants Bank	121 - 8 Ave. SW	1905	A
Bank of Nova Scotia	125 - 8 Ave. SW	1930	A (PROVINCIALLY DESIGNATED)
Pain Furriers	131 - 8 Ave. SW	1886	B
Western Block			
Hull Block	205 - 8 Ave. SW	1906	C
McNaughton Block	207 - 8 Ave. SW	1907	C
Leeson/Lineham	209 - 8 Ave. SW	1910	B
Palace Theatre	215 - 8 Ave. SW	1921	A
Trust & Guarantee	227 - 8 Ave. SW	1927	C
Albertan Building	229 - 8 Ave. SW	1912	B
Blow Block	231 - 8 Ave. SW	1910	A
Brock Building	239 - 8 Ave. SW	1910	C
Grain Exchange	815 - 1 St. SW	1909	A

ACCESS AND PARKING FACILITIES:

- Access is available from: 9th Avenue S. - primary road access; 1st and 2nd Streets W. - secondary road access; and Centre Street - local road only.
- Off-site public parking is available at: Gulf Canada Square Garage - diagonally to southwest (1400 stalls).

OVERVIEW

Option 7, which could allow development of two department stores, is in immediate proximity to the existing retail core of the Bay/Eaton's Downtown Connection. It could improve two block faces of the Stephen Avenue Mall, including one block of the Special Heritage Area. and possibly create spin-off benefits on the block to the north. It would also provide a strong north-south +15 connection to link from 9th Avenue S., possibly across the Mall, and, in future, over the transit corridor to Bow Valley Square/Esso Plaza.

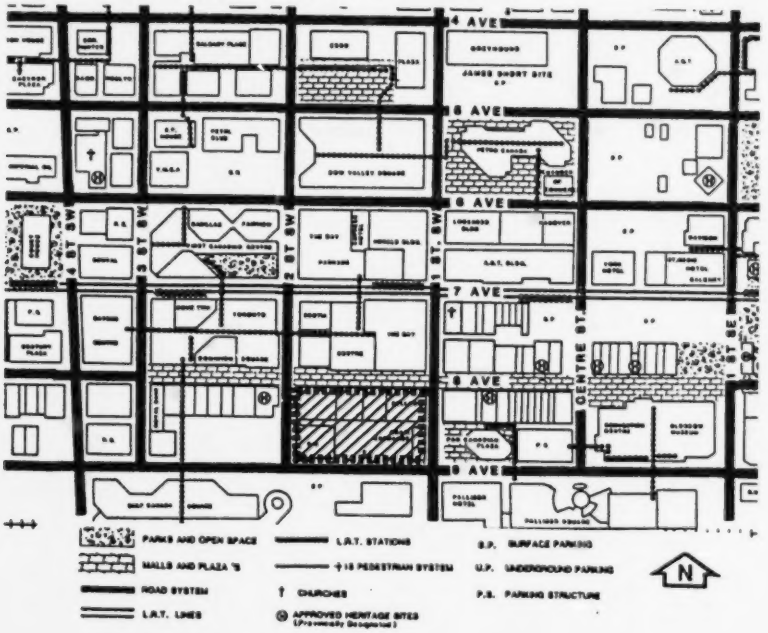
The concentration of significant heritage buildings in the eastern block as well as several heritage structures in the western block would require sensitivity and likely some compromises of the floor-plate's efficiency. However, a distinctive historical theme could be developed.

There are disadvantages associated with the site in that it has not been entirely consolidated, although the City does have a land position, so multiple owners are involved. The site's configuration is made awkward by the Pan-Canadian tower. Development south of 8th Avenue should respect the guidelines to protect sunlight on the Mall which would affect building design and tend to push any office development component southward and affect the density level achievable. The existing Development Permit for the Morgard office tower with an F.A.R. over 15 does not comply with this design guideline.

OPTION 8

DOWNTOWN CALGARY
ALTERNATIVE LOCATIONS FOR MAJOR RETAIL EXPANSION
INFORMATION SHEET

Block between 8th & 9th Avenues S. between 1st & 2nd St. W.



CRITERIA

LOCATION RELATIVE TO ESTABLISHED RETAIL CORE:

- Immediately south of the Bay Department Store.

SITE SIZE AND CONFIGURATION:

- 142,700 sq. ft.

EXISTING DEVELOPMENT:

- No major development - See Heritage Considerations below.

SITE INFORMATION

OWNERSHIP PATTERN:

- Morgard 33%.
- City 23%.
- 7 Multiple owners 44%.

LAND USE DESIGNATION/RELEVANT BUILT-FORM GUIDELINES:

- CM-2: Sunlight Protection Guidelines related to Stephen Avenue Mall.

HERITAGE CONSIDERATIONS:

The site contains many Heritage Buildings viz:

Building Name	Address	Year	City of Calgary Heritage Evaluation Categorization
Hull Block	205 - 8 Ave. SW	1906	C
McNaughton Block	207 - 8 Ave. SW	1907	C
Leeson/Lineham	209 - 8 Ave. SW	1910	B
Palace Theatre	215 - 8 Ave. SW	1921	A
Trust & Guarantee	227 - 8 Ave. SW	1927	C
Albertan Building	229 - 8 Ave. SW	1912	B
Blow Block	231 - 8 Ave. SW	1910	A
Brock Building	239 - 8 Ave. SW	1910	C
Grain Exchange	815 - 1 St. SW	1909	A

ACCESS AND PARKING FACILITIES:

- Access is available from: 9th Avenue S. - primary road access; 1st and 2nd Streets W. - secondary road access.
- Off-site public parking is available at: Gulf Canada Square Parkade - diagonally south westward (1400 stalls).

OVERVIEW

Option 8 involves a single block lying immediately south of the Stephen Avenue Mall and the central retail core as presently established in the Bay/Eaton's Downtown Connection. It could also provide a strong north-south +15 connection to link from 9th Avenue S. across the Mall and, in future, the L.R.T. Corridor to Bow Valley Square/Esso Plaza. The site has undergone some consolidation by a single private owner and the City has a land position.

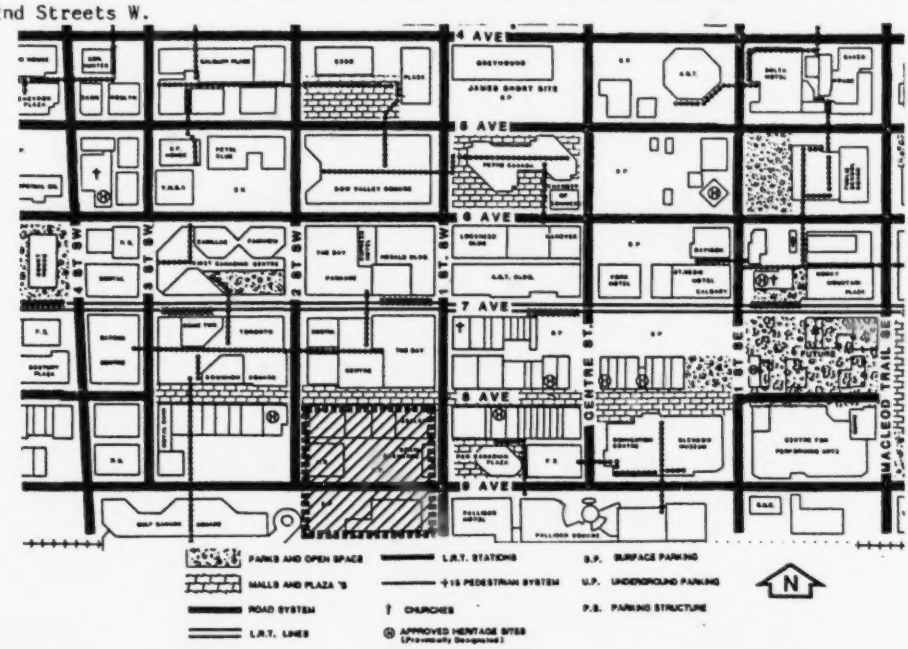
There are several significant heritage buildings, worthy of attention to their character, thereby affecting floor-plate efficiency. Such attention could be rewarded by producing a unique and interesting complex with a distinctive theme.

The major disadvantage lies in the fact that the site has not been entirely consolidated introducing the difficulty of multiple owners. Development south of the Mall should respect the guidelines to protect sunlight on the Mall which would affect building design tending to push any office development southward and the overall density level achievable. The existing Development Permit for the Morgard office tower with an F.A.R. over 15 does not comply with this guideline.

OPTION 9

DOWNTOWN CALGARY
ALTERNATIVE LOCATIONS FOR MAJOR RETAIL EXPANSION
INFORMATION SHEET

One and one-half blocks between 8th Avenue and the Rail Tracks between 1st & 2nd Streets W.



CRITERIA

LOCATION RELATIVE TO ESTABLISHED RETAIL CORE:

- Immediately south of the Bay Department Store and spanning 9th Avenue S.

SITE SIZE AND CONFIGURATION:

- 142,700 sq. ft.± plus 65,000 sq. ft. ± = 207,700 sq.ft.

EXISTING DEVELOPMENT:

- No major development - See Heritage Considerations below.

SITE INFORMATION

OWNERSHIP PATTERN:

- Northern Block - Morgard 33%, City 23%, 7 owners 44%.
- Southern block - Federal Government; Marathon Realty.

LAND USE DESIGNATION/RELEVANT BUILT-FORM GUIDELINES:

- CM-2; Sunlight Protection Guidelines related to Stephen Avenue Mall.

HERITAGE CONSIDERATIONS:

The site contains many Heritage Buildings viz:

Building Name	Address	Year	City of Calgary Heritage Evaluation Categorization
Northern Block			
Hull Block	205 - 8 Ave. SW	1906	C
McNaughton Block	207 - 8 Ave. SW	1907	C
Leeson/Lineham	209 - 8 Ave. SW	1910	B
Palace Theatre	215 - 8 Ave. SW	1921	A
Trust & Guarantee	227 - 8 Ave. SW	1927	C
Albertan Building	229 - 8 Ave. SW	1912	B
Blow Block	231 - 8 Ave. SW	1910	A
Brock Building	239 - 8 Ave. SW	1910	C
Grain Exchange	815 - 1 St. SW	1909	A

ACCESS AND PARKING FACILITIES:

- Access is available from: 9th Avenue S. - primary road access; 1st and 2nd Streets W. - secondary road access.
- Off-site public parking is available at: Gulf Canada Square Parkade - immediately to east (1400 stalls).

OVERVIEW

The major advantage of Option 9 lies in its increased size with the introduction of only two other owners (Marathon, Federal Government) besides those in the partially consolidated Morgard block. The other advantage lies in its immediate proximity to the established retail core, the Bay/Eaton's Downtown Connection. A complex spanning 9th Avenue S. could effectively link from the tracks northward across the Stephen Avenue Mall, and in future, to the transit corridor and Bow Valley Square/Esso Plaza. It would also improve one block-face of the Stephen Avenue Mall, potentially incorporating some structures of heritage interest.

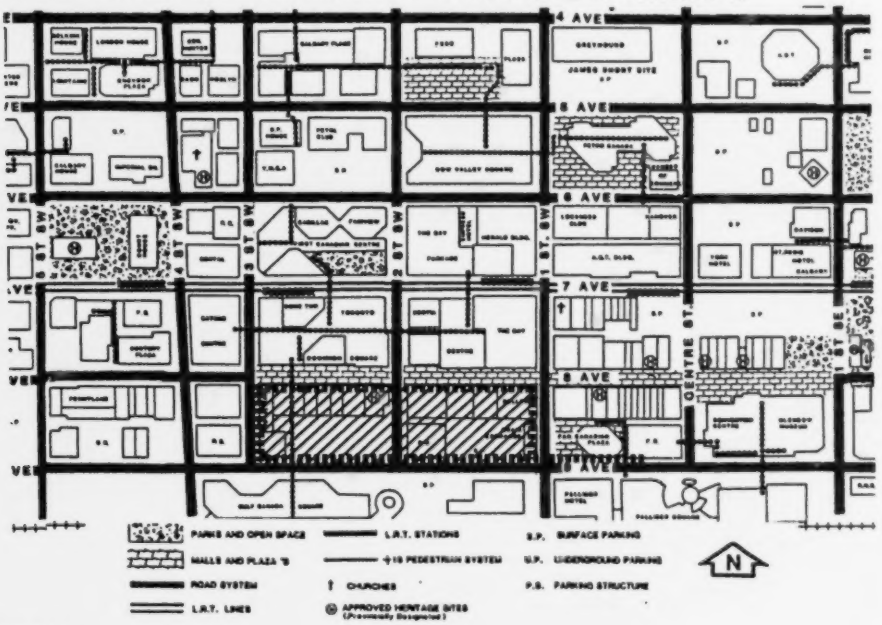
There are several significant heritage buildings in the northern block, worthy of attention to their character, thereby potentially affecting floor-plate efficiency. However, meeting this challenge could produce an interesting complex with a distinctive historical theme.

The major disadvantage is locational in that it may draw energy southward away from the Mall to the south side of 9th Avenue which may not be the appropriate place to absorb it. The site has not been completely consolidated so there are major and small owners involved. Development south of the Mall should respect the guidelines to protect sunlight on the Mall which would affect building design pushing any office towers southward. The existing Development Permit for the Morgard office tower with an F.A.R. 15 does not comply with this guideline.

OPTION 10

DOWNTOWN CALGARY
ALTERNATIVE LOCATIONS FOR MAJOR RETAIL EXPANSION
INFORMATION SHEET

Two blocks between 8th & 9th Avenues S. between 3rd & 1st Streets W.



CRITERIA

LOCATION RELATIVE TO ESTABLISHED RETAIL CORE:

- Immediately south of the Bay Department Store, Scotia Centre and TD Square.

SITE SIZE AND CONFIGURATION:

- 140,000 sq. ft. plus 142,700 sq. ft. = 282,700 sq. ft.

EXISTING DEVELOPMENT:

- Royal Bank Building and Hollinsworth Building - See Heritage Considerations below.

SITE INFORMATION

OWNERSHIP PATTERN:

Western Block

- Banker's Hall - Royal Bank, Canadian Imperial Bank of Commerce, Trizec.

Eastern Block

- Morgard owns 33%, City 23%, 7 others 44%.

LAND USE DESIGNATION/RELEVANT BUILT-FORM GUIDELINES:

- Banker's Hall D.C. District: CM-2; Sunlight guidelines related to Stephen Avenue Mall.

HERITAGE CONSIDERATIONS:

The site contains many Heritage Buildings viz:

Building Name	Address	Year	City of Calgary Heritage Evaluation Categorization
Eastern Block			
Hull Block	205 - 8 Ave. SW	1906	C
McNaughton Block	207 - 8 Ave. SW	1907	C
Leeson/Lineham	209 - 8 Ave. SW	1910	B
Palace Theatre	215 - 8 Ave. SW	1921	A
Trust & Guarantee	227 - 8 Ave. SW	1927	C
Albertan Building	229 - 8 Ave. SW	1912	B
Blow Block	231 - 8 Ave. SW	1910	A
Brock Building	239 - 8 Ave. SW	1910	C
Grain Exchange	815 - 1 St. SW	1909	A
Western Block			
Hollinsworth	301 - 8 Ave. SW	1912	A (PROVINCIALLY DESIGNATED)
Imperial Bank of Commerce	309 - 8 Ave. SW	1954	A
Willson's Stationery	323 - 8 Ave. SW	1909	A (FACADE FOR PRESERVATION)

ACCESS AND PARKING FACILITIES:

- Access is available from: 9th Avenue S. - primary road access and 2nd Street W. - secondary road access.
- Off-site public parking is available at: Gulf Canada Square Parkade immediately to south (1400 stalls).

OVERVIEW

The major advantage of Option 10, which would be large enough to include two department stores, is its location, immediately south of the established retail core of the Bay/Eaton's Downtown Connection and connected to the Gulf Canada Square complex. It could potentially improve two block-faces of the Stephen Avenue Mall. From the 9th Avenue edge, the +15 system exists or could exist crossing Stephen Avenue Mall and the L.R.T. Corridor to the Bank of Montreal/Cadillac-Fairview complex.

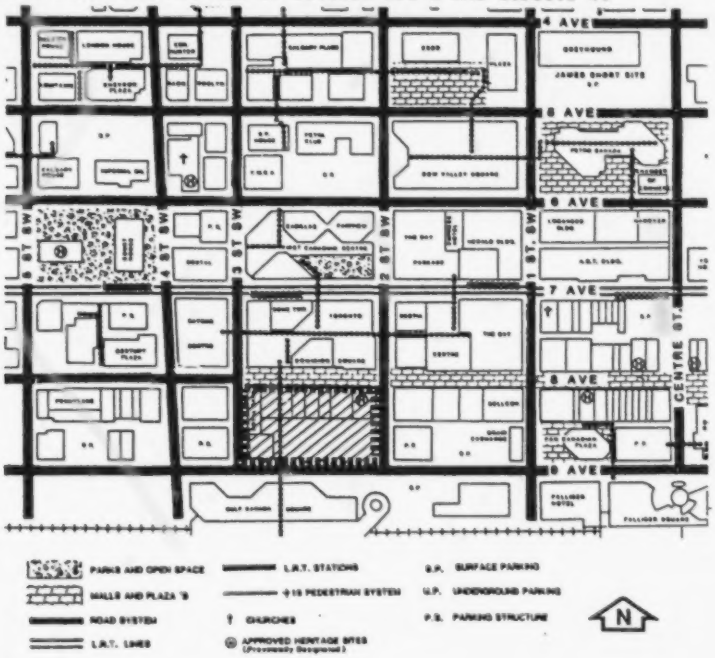
There are significant heritage buildings scattered in both blocks which would have some impact on design and floor-plate efficiency. Successfully meeting the challenge posed by these heritage features could result in an interesting development with a distinctive and unique theme.

The major disadvantage lies in its partially consolidated state; large owners such as Morgard, Trizec, Royal Bank and Canadian Imperial Bank of Commerce are already committed to major office tower complexes on these lands. These designs which achieve densities over 15 F.A.R. do not comply with the guidelines intended to protect sunlight on the Stephen Avenue Mall.

OPTION 11

DOWNTOWN CALGARY
ALTERNATIVE LOCATIONS FOR MAJOR RETAIL EXPANSION
INFORMATION SHEET

Block between 8th & 9th Avenues S. between 3rd & 2nd Streets W.



CRITERIA

LOCATION RELATIVE TO ESTABLISHED RETAIL CORE:

- Immediately south of TD Square.

SITE SIZE AND CONFIGURATION:

- 140,000 sq. ft.

EXISTING DEVELOPMENT:

- Royal Bank Building and Hollinsworth Building - See Heritage Considerations below.

SITE INFORMATION

OWNERSHIP PATTERN:

- Bankers' Hall - Trizec, Royal Bank, Canadian Imperial Bank of Commerce.

LAND USE DESIGNATION/RELEVANT BUILT-FORM GUIDELINES:

- D.C. District for Bankers' Hall.

HERITAGE CONSIDERATIONS:

The site contains many Heritage Buildings viz:

Building Name	Address	Year	City of Calgary Heritage Evaluation Categorization
Hollinsworth	301 - 8 Ave. SW	1912	A (PROVINCIALLY DESIGNATED)
Imperial Bank of Commerce	309 - 8 Ave. SW	1954	A
Willson's Stationery	323 - 8 Ave. SW	1909	A (FACADE FOR PRESERVATION)

ACCESS AND PARKING FACILITIES:

- Access is available from: 9th Avenue S. - primary road access and 2nd Street W. - secondary access.
- Off-site public parking is available at: Gulf Canada Square Parkade immediately south (1400 stalls).

OVERVIEW

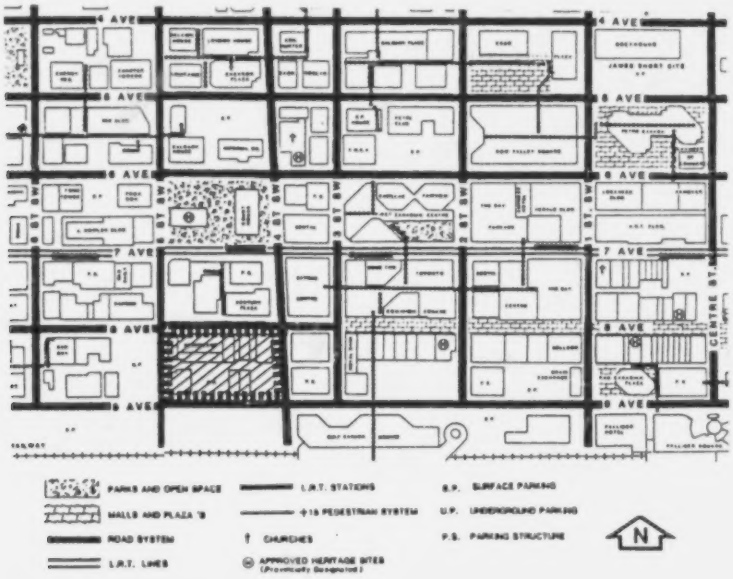
Option 11, which could accommodate a complex based on one department store, has the advantage of being sandwiched between the TD Square to the north, part of the established retail core of the Bay/Eaton's Downtown Connection, and the Gulf Canada Square complex to the south. From 9th Avenue, the +15 system exists or could exist across the Stephen Avenue Mall, the L.R.T. Corridor to the Bank of Montreal/Cadillac-Fairview complex.

The major disadvantages involve its tri-partite ownership committed to the comprehensive Bankers' Hall office complex. Its design does not comply with the guidelines intended to protect sunlight on the Stephen Avenue Mall but does involve the preservation of the Hollinsworth Building and the Willson facade as heritage features.

OPTION 12

DOWNTOWN CALGARY
ALTERNATIVE LOCATIONS FOR MAJOR RETAIL EXPANSION
INFORMATION SHEET

Block between 4th & 5th Streets W. between 8th to 9th Avenues S.



CRITERIA

LOCATION RELATIVE TO ESTABLISHED RETAIL CORE:

- Immediately southwest of Eaton's Department Store.

SITE SIZE AND CONFIGURATION:

- 120.000 sq. ft.

EXISTING DEVELOPMENT:

- Canada Life Office Tower - See Heritage Considerations below.

SITE INFORMATION

OWNERSHIP PATTERN:

- Penny Lane - 40%; 6 other owners with remainder.

LAND USE DESIGNATION/RELEVANT BUILT-FORM GUIDELINES:

- CM-2: Retail Area guidelines along 8th Avenue S.

HERITAGE CONSIDERATIONS:

The site contains one Heritage Building complex viz:

Building Name	Address	Year	City of Calgary Heritage Evaluation Categorization
Penny Lane Complex	521 - 8 Ave. SW	1909 -1914	B

ACCESS AND PARKING FACILITIES:

- Access is available from: 9th Avenue S., 4th & 5th Streets W. - primary road access; 8th Avenue S. - local road only.
- Off-site public parking is available at: Gulf Canada Square Parkade - Two blocks eastward separated by 4th Street subway/1000 ft. ± (1400 stalls).

OVERVIEW

Option 12, which could accommodate a complex based on one department store, has the advantage of being diagonally across from the established retail core of the Bay/Eaton's Downtown complex. Via the +15 system, it potentially connects to the Princeton complex to the north and Eaton's to the east. The Penny Lane complex has successfully re-used the available heritage structures.

The major disadvantage lies in its location west of the Bay/Eaton's Downtown Connection beyond the Stephen Avenue Mall. The site has been partially consolidated into the Penny Lane complex but there remain six other owners including the Provincial A.L.C.B.

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